

**PB# 04-03**

**Eugene Hecht  
(SP)**

**9-1-25.4**

TOWN OF NEW WINDSOR  
PLANNING BOARD  
**APPROVED COPY**

DATE: 7-22-04  
Scanned

PB #04-03 EUGENE HECHT SITE PLAN  
& SPECIAL PERMIT - RT 32

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/05/2004

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 4-3

NAME: SITE PLAN & SPECIAL PERMIT - EUGENE & JANN HECHT  
APPLICANT: EUGENE & JANN HECHT

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
07/22/2004	PLANS STAMPED	APPROVED
05/12/2004	P.B. APPEARANCE	ND: APPR SUB TO
	. SUBJECT TO FIRE APPROVAL - ADD VARIANCES TO PLAN - NEED COST	
	. ESTIMATE	
03/24/2004	P.B. APPEARANCE - PUBLIC HEA	CLOSED PH - REVISE
	. NEED LOT WIDTH CORRECTED - WORK OUT APPROVAL WITH FIRE	
	. INSPECTOR - NO PUBLIC COMMENT	
01/28/2004	P.B. APPEARANCE	LA: SCHED PH
01/21/2004	WORKSHOP	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/05/2004

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 4-3

NAME: SITE PLAN & SPECIAL PERMIT - EUGENE & JANN HECHT  
APPLICANT: EUGENE & JANN HECHT

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	04/09/2004	MUNICIPAL HIGHWAY	03/11/2004	SUPERSEDED BY REV1
ORIG	04/09/2004	MUNICIPAL WATER	03/11/2004	SUPERSEDED BY REV1
ORIG	04/09/2004	MUNICIPAL SEWER	03/11/2004	SUPERSEDED BY REV1
ORIG	04/09/2004	MUNICIPAL FIRE . DIMENSIONS FOR THE GATED ACCESS TO THE LOWER LOT MUST BE . PROVIDED AND HAVE A MINIMUM CLEAR OPENING OF 15 FEET FOR . FIRE DEPT ACCESS.	02/09/2004	DISAPPROVED
ORIG	04/09/2004	NYS DOT	03/11/2004	SUPERSEDED BY REV1
REV1	03/11/2004	MUNICIPAL HIGHWAY	/ /	
REV1	03/11/2004	MUNICIPAL WATER	/ /	
REV1	03/11/2004	MUNICIPAL SEWER	/ /	
REV1	03/11/2004	MUNICIPAL FIRE	/ /	
REV1	03/11/2004	NYS DOT	/ /	
REV1	03/10/2004	MUNICIPAL FIRE . NEED DIMENSIONS FOR THE GATED ACCESS TO THE LOWE RLOT AND . HAVE A MINIMUM CLEAR OPENING OF 15' FOR FIRE DEPT. ACCESS.	03/16/2004	DISAPPROVED



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/05/2004

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 4-3

NAME: SITE PLAN & SPECIAL PERMIT - EUGENE & JANN HECHT  
APPLICANT: EUGENE & JANN HECHT

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	01/26/2004	EAF SUBMITTED	01/26/2004	WITH APPLIC
ORIG	01/26/2004	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	01/26/2004	LEAD AGENCY DECLARED	01/28/2004	TOOK LA
ORIG	01/26/2004	DECLARATION (POS/NEG)	05/12/2004	DECL NEG DEC
ORIG	01/26/2004	SCHEDULE PUBLIC HEARING	01/28/2004	SCHED PH
ORIG	01/26/2004	PUBLIC HEARING HELD . NO PUBLIC COMMENT	03/24/2004	CLOSED PH
ORIG	01/26/2004	WAIVE PUBLIC HEARING	/ /	
ORIG	01/26/2004	PRELIMINARY APPROVAL	/ /	
ORIG	01/26/2004		/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/27/2004


PAGE: 1

LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 4-3

NAME: SITE PLAN & SPECIAL PERMIT - EUGENE & JANN HECHT  
APPLICANT: EUGENE & JANN HECHT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/20/2004	2% OF \$9132.00 COST EST	CHG	183.00		
07/26/2004	REC. CK. #1823	PAID		183.00	
		TOTAL:	183.00	183.00	0.00

  
7/27/04

**Town of New Windsor**  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#772-2004**

07/27/2004

*P.B.*  
A.cars Inc., Etal *#04-03*

Received \$ 125.00 for Planning Board Fees, on 07/27/2004. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/27/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 4-3

NAME: SITE PLAN & SPECIAL PERMIT - EUGENE & JANN HECHT  
APPLICANT: EUGENE & JANN HECHT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/20/2004	APPROVAL FEE	CHG	125.00		
07/26/2004	REC. CK. #1822	PAID		125.00	
		TOTAL:	125.00	125.00	0.00

P.B.#04-03, Appraisal fee

**Town of New Windsor**  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#646-2004**

06/25/2004

A. Cars Inc. Dba Truck & Trailer Depot

Received \$ 125.00 for Planning Board Fees, on 06/25/2004. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/20/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 4-3

NAME: SITE PLAN & SPECIAL PERMIT - EUGENE & JANN HECHT  
APPLICANT: EUGENE & JANN HECHT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/26/2004	REC. CK. #1412	PAID		750.00	
01/28/2004	P.B. ATTY. FEE	CHG	35.00		
01/28/2004	P.B. MINUTES	CHG	38.50		
03/24/2004	P.B. MINUTES	CHG	27.50		
03/24/2004	P.B. ATTY. FEE	CHG	35.00		
05/12/2004	P.B. ATTY. FEE	CHG	35.00		
05/12/2004	P.B. MINUTES	CHG	22.00		
07/20/2004	P.B. ENGINEER	CHG	544.50		
07/20/2004	RET. TO APPLICANT	CHG	12.50		
		TOTAL:	750.00	750.00	0.00

7/20/04  
L. R.



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## OFFICE OF THE PLANNING BOARD

July 20, 2004

Eugene Hecht  
Windsor Highway  
New Windsor, NY 12553

SUBJECT: P.B. #04-03 FEES DUE

Dear Gene:

Please find attached printouts of fees due for subject project. There is a balance remaining in the escrow account that will be returned to you.


Please submit payment in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$	125.00
Check #2 – 2% of cost estimate (\$9,132.00) inspect fee....	\$	183.00

Upon receipt of these checks, I will have the plans stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

  
Myra L. Mason, Secretary To The  
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/20/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 4-3

NAME: SITE PLAN & SPECIAL PERMIT - EUGENE & JANN HECHT  
APPLICANT: EUGENE & JANN HECHT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/20/2004	APPROVAL FEE	CHG	125.00		
			-----	-----	
		TOTAL:	125.00	0.00	125.00

*check #1*



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/20/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**4% FEE**

FOR PROJECT NUMBER: 4-3

NAME: SITE PLAN & SPECIAL PERMIT - EUGENE & JANN HECHT  
APPLICANT: EUGENE & JANN HECHT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/20/2004	2% OF \$9132.00 COST EST	CHG	183.00		
			-----	-----	-----
		TOTAL:	183.00	0.00	183.00

*check #2*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/20/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 4-3

NAME: SITE PLAN & SPECIAL PERMIT - EUGENE & JANN HECHT  
APPLICANT: EUGENE & JANN HECHT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/26/2004	REC. CK. #1412	PAID		750.00	
01/28/2004	P.B. ATTY. FEE	CHG	35.00		
01/28/2004	P.B. MINUTES	CHG	38.50		
03/24/2004	P.B. MINUTES	CHG	27.50		
03/24/2004	P.B. ATTY. FEE	CHG	35.00		
05/12/2004	P.B. ATTY. FEE	CHG	35.00		
05/12/2004	P.B. MINUTES	CHG	22.00		
07/20/2004	P.B. ENGINEER	CHG	544.50		
			-----	-----	-----
		TOTAL:	737.50	750.00	-12.50

*To be returned  
to you*

## Myra Mason

---

**From:** mje [mje@mhepc.com]  
**Sent:** Tuesday, July 20, 2004 9:34 AM  
**To:** NW - Myra Mason  
**Subject:** Hecht Site Plan 04-03

Myra,

You have asked that I close out this application. The outstanding item is the cost estimate. I have the letter from Gene Hecht dated 06-16-04. It is not in the correct format and is incomplete.

So as not to delay this matter any further, I prepared the estimate below:

Striping and Restriping	\$ 152
Two new Handicapped Spaces	\$ 250
R&R Fence and Gate	\$1875
New Pavement & item	\$4900
Add slats to rear fence	\$ 805
New project sign	\$ 750
Landscaping	\$ 400
TOTAL	\$9132

Based on a 2% field review fee, the fee would be \$183.

I will fax over our time printout.

Let me know if you need anything further.

mark

Mark J. Edsall, P.E., Principal  
McGoey, Hauser & Edsall, Consulting Engineers, P.C.  
33 Airport Center Drive - Suite #202  
New Windsor, New York 12553  
(845) 567-3100

AS OF: 07/20/2004

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 4- 3

FOR WORK DONE PRIOR TO: 07/20/2004

										-----DOLLARS-----		
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE	
4-3	233902	01/07/04	TIME	MJE	WS GENE HECHT RT 32	99.00	0.40	39.60				
4-3	234583	01/21/04	TIME	MJE	WS HECHT SITE PLAN/SPEC	99.00	0.40	39.60				
4-3	234824	01/28/04	TIME	MJE	MC HECHT RT 32 MIXD USE	99.00	1.00	99.00				
4-3	235537	02/04/04	TIME	MJE	WS HECHT SITE PLAN	99.00	0.40	39.60				
									-----			
									217.80			
4-3	238426	02/26/04			BILL 04-276					-217.80		
										-----		
										-217.80		
4-3	242919	03/23/04	TIME	MJE	MC HECHT SITE PLAN	99.00	0.80	79.20				
4-3	245654	04/21/04	TIME	MJE	WS HECHT S/P	99.00	0.40	39.60				
4-3	248467	05/11/04	TIME	MJE	MC HECHT S/P	99.00	0.50	49.50				
4-3	248468	05/11/04	TIME	MJE	MC MC/MB DISC HECHT	99.00	0.30	29.70				
4-3	249949	05/12/04	TIME	MJE	MM HECHT S/P COND APPL	99.00	0.10	9.90				
4-3	249499	05/17/04	TIME	MJE	MC HILIRIEGAL HECHT	99.00	0.20	19.80				
									-----			
									227.70			
4-3	250537	05/24/04			BILL 04-643					-217.80		
										-----		
										-217.80		
4-3	254469	06/16/04	TIME	MJE	MC HECHT START CLOSEOUT	99.00	0.30	29.70				
4-3	257513	07/20/04	TIME	MJE	MC Hecht Cost Est	99.00	0.40	39.60				
4-3	257514	07/20/04	TIME	MJE	MC Proj Closeout	99.00	0.30	29.70				
									-----			
TASK TOTAL									544.50	0.00	-435.60	108.90

GRAND TOTAL

544.50

0.00

-435.60

108.90

REGULAR ITEMS:

EUGENE & JANN HECHT (TRUCK & TRAILER DEPOT AND ECONO TOWING) SITE PLAN & SPECIAL PERMIT (04-03)

Mr. Eugene Hecht appeared before the board for this proposal.

MR. PETRO: Site plan and special permit proposed mixed uses on a single property, I see Mr. Gene Hecht is here to represent himself. We just had to check, you had to add something.

MR. HECHT: Two things, correct, Mark had wanted an asterisk next to the width, I met with him again, we had another workshop meeting, he wanted an asterisk put on the plan that was left out at 183 feet, which is done and fire inspector had a letter stating that he wanted to make sure that there was 15 feet rear access to the access for the fire trucks to the rear gates, it's a 20 foot gate, it's been added to the plan 18 feet clear access so two requirements were met.

MR. PETRO: We have highway approval superseded, we have fire approval, where do we have that?

MS. MASON: We don't.

MR. HECHT: They wanted that on the plan.

MR. PETRO: I still don't have it in front of me so we'll make it subject to.

MR. EDSALL: There was one comment that she was supposed to correct was the handicapped parking detail is still messed up.

MR. HECHT: This was the only thing you told me was the asterisk when we met.

MR. EDSALL: All I can tell you it was on the comments when you came into the work shop, you said this, right, is this right?

MR. HECHT: Wasn't given to me.

MR. EDSALL: So when--

MR. PETRO: I think 90 percent of what we did here, Gene, you already had so we're just trying to clean it up, that's what you did.

MR. HECHT: You asked the fire inspector to come down, measure it, I had it added to the plan.

MR. PETRO: Mike, just ask him to sign off on this please, we'll make it a subject to fire approval, I don't, Mark, do you have anything else to make it subject to?

MR. EDSALL: The correction of the handicapped which was in my comments from March, but again, doesn't remember it, but the other thing he should add on if he's fixing the plan, acknowledge the variance that you got. You got a variance, correct?

MR. PETRO: He received a variance which permits the second freestanding sign on the south side frontage on Route 32 has been included.

MR. EDSALL: Could you give this to your surveyor just add that?

MR. PETRO: Motion for final approval and I'll do the subject to.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion for negative dec.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec for Eugene and Jann Hecht site plan and special permit on 32. Any further comment from the members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. SCHLESINGER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: At this time, I will entertain a motion with the subject-to's which will be read in after the motion.

MR. ARGENIO: I'll make a motion for final approval for Eugene and Jann Hecht site plan and special use permit subject to what Jimmy's going to read in in about ten seconds.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded seconded to the site plan improvement, bond estimate should be prepared and submitted in conformance with Chapter 19 of the Town Code, signing off on the plan by the New Windsor Fire Department, and the detail that Mark requested earlier for the handicapped being added to the plan.

MR. EDSALL: Corrected on the plan.

MR. PETRO: You have three, get those done, I'll be able to sign the plans. You don't have any problem, do you, Mr. Applicant?

MR. HECHT: None.

MR. PETRO: With that, any further comment from any of the members? Roll call.

ROLL CALL

MR. LANDER	AYE
MR. SCHLESINGER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE





**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. MCGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**  
33 Airport Center Drive  
Suite 202  
New Windsor, New York 12553

(845) 567-3100  
fax: (845) 567-3232  
e-mail: mheny@mhepc.com

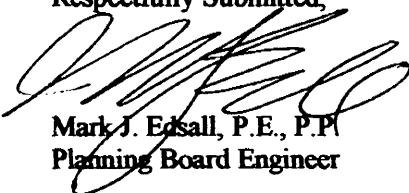
*Writer's e-mail address:*  
mje@mhepc.com

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** EUGENE & JANN HECHT SITE PLAN & SPECIAL PERMIT  
(TRUCK/TRAILER DEPOT & ECONO TOWING)  
**PROJECT LOCATION:** NYS ROUTE 32 (North of Union Ave)  
SECTION 9 – BLOCK 1 – LOT 25.4  
**PROJECT NUMBER:** 04-03  
**DATE:** 12 MAY 2004  
**DESCRIPTION:** THE APPLICATION PROPOSES ADDING SERVICE REPAIR AND A  
TOWING OFFICE TO THE EXISTING SITE ON WINDSOR HIGHWAY (RT.  
32). THE SITE ALSO INCLUDES OTHER USES. THE APPLICATION WAS  
PREVIOUSLY REVIEWED AT THE 28 JANUARY 2004 AND 24 MARCH 2004  
PLANNING BOARD MEETINGS.

1. This application has been reviewed previously and the applicant has addressed most of our previous comments. I believe the application should be considered for conditional approval. If the Board agrees, I recommend the following conditions:
- The handicapped parking space detail requires additional information and correction, such that it will accurately define the State code requirements for handicapped spaces. (previously noted comment).
  - The applicant has received a variance which permits the second freestanding sign at the south side of the frontage on Rt. 32. The plan should include a note indicating the date of the variance and the restrictions imposed by the ZBA.
  - A site improvement bond estimate should be prepared and submitted for approval, in conformance with Chapter 19 of the Town Code.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

NW04-03-12May04.doc

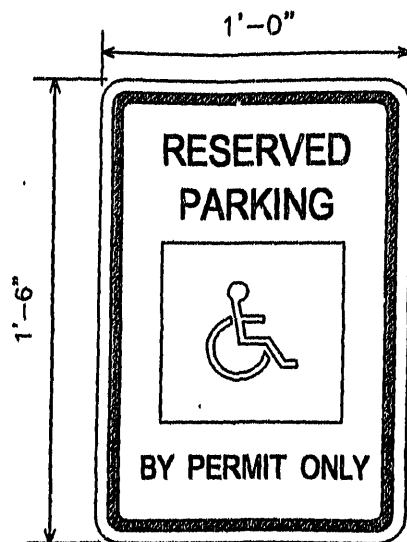
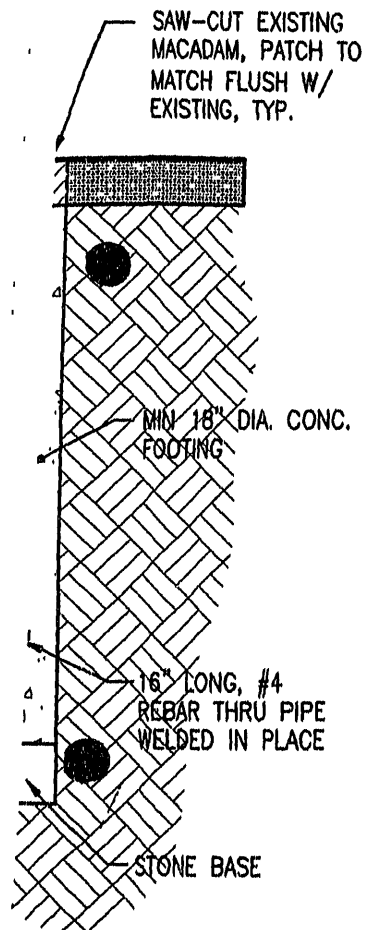
**REGIONAL OFFICES**

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

4" DIA. GALV. PIPE  
FILL SOLID W/ CONC.,  
PAINTED

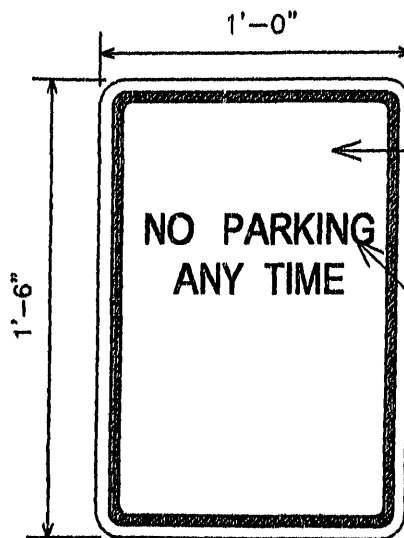
## BOLLARD DETAIL AT DUMPSTER

NTS



(MOUNT IN BOLLARD  
AT H.C. STALL)

TYPE-A



(MOUNT ON BOLLARD)

TYPE-B

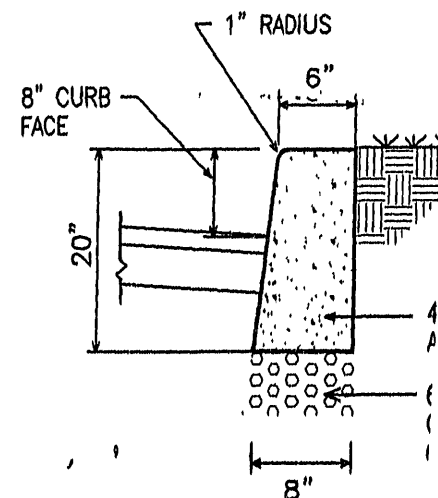
WHITE  
REFLECTIVE  
BACKGROUND

CONTRASTING  
COLOR  
LETTERING

## CURB

A  
A2.01

N.T.S.

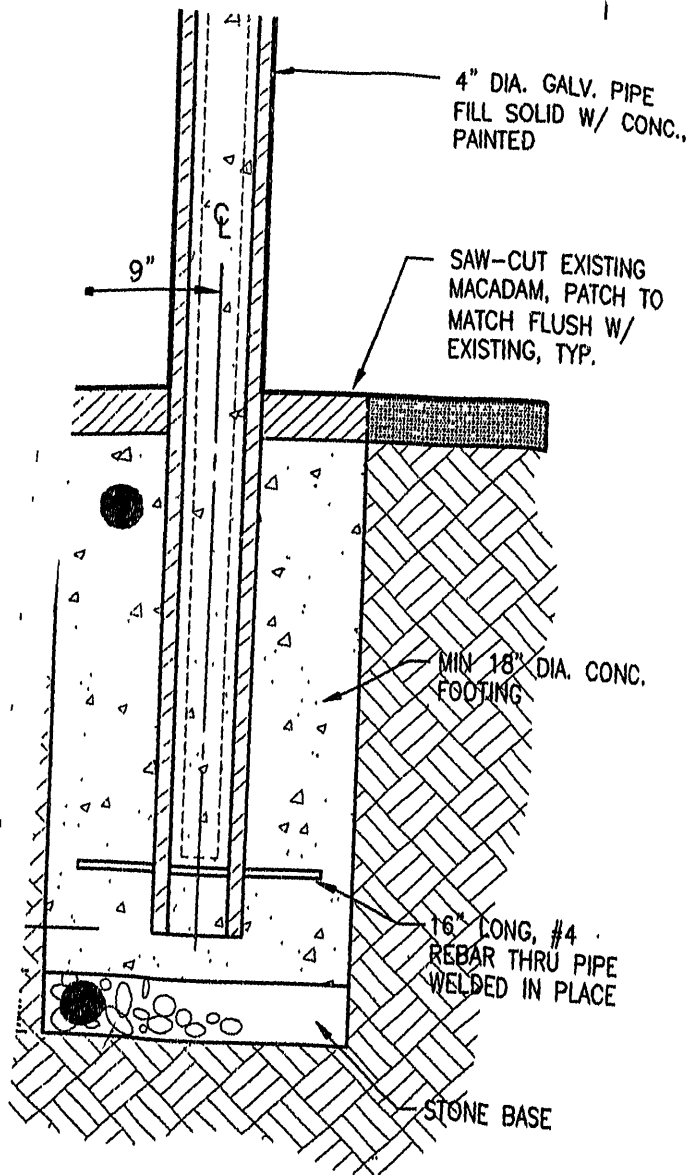


## CURB DETAIL

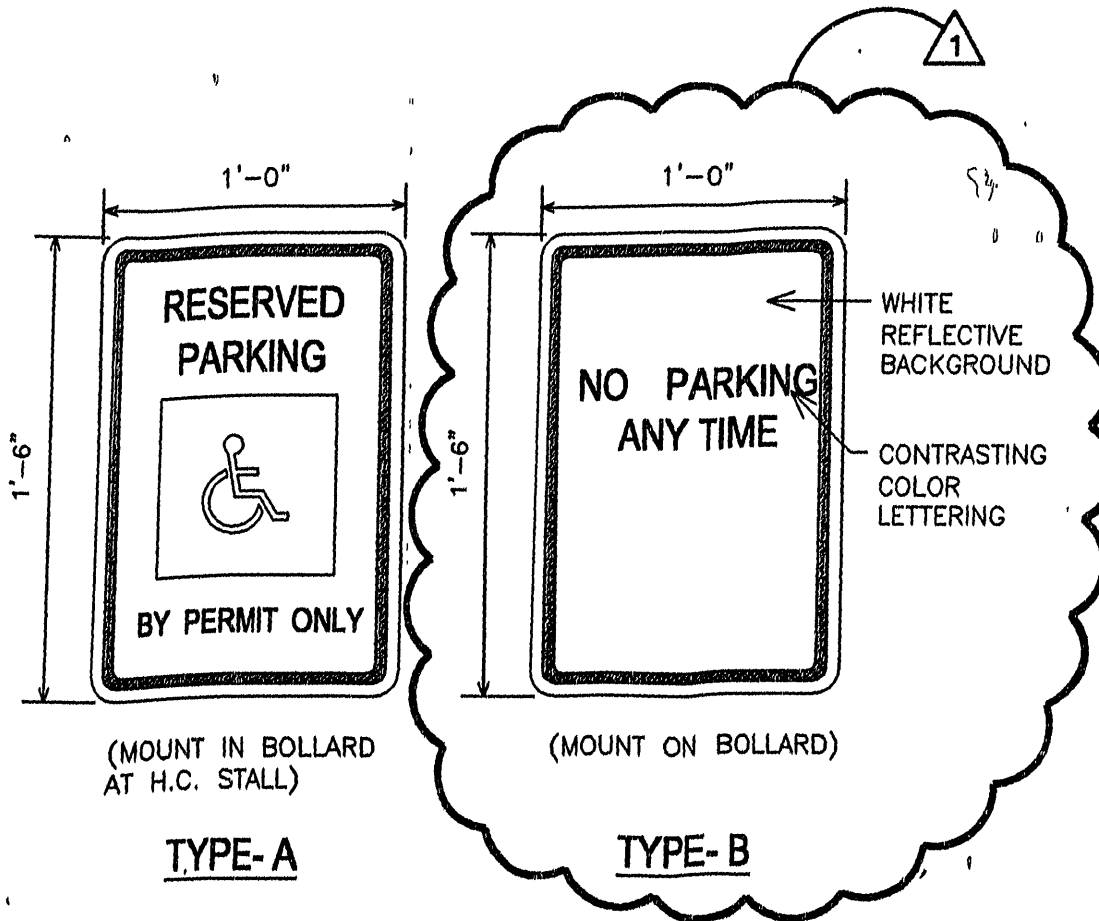
## PAVED SIGN & POST INSTALLATION DETAIL

N.T.S.

BOLLARD DETAIL



SECTION



TYPE-A

TYPE-B

# HANDICAPPED SIGN & POST INSTALLATION DETAIL

N.T.S.



PROJECT: Eugene Hecht - Econo Touring P.B. # 04-03

**NEGATIVE DEC:**

M) AS) L VOTE: A 5 N 0

CARRIED: Y ☒ N ☐

CARRIED: Y\_\_\_\_\_N\_\_\_\_\_

M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_ SCHEDULE P.H.: Y \_\_\_\_\_ N \_\_\_\_\_

REFER TO Z.B.A.: M)        S)        VOTE: A        N       

RETURN TO WORK SHOP: Y\_\_ N\_\_

M) A S) L VOTE: A 5 N 0 APPROVED: 5/12/04

NEED NEW PLANS: Y ✓ N   

Subject to fire approval

Add Variance

Need Cost Estimate



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

**MAIN OFFICE**

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Suite 202

New Windsor, New York 12553

(845) 567-3100

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e-mail: mhenry@mhepc.com

Writer's e-mail address:

mje@mhepc.com

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** EUGENE & JANN HECHT SITE PLAN & SPECIAL PERMIT  
(TRUCK/TRAILER DEPOT & ECONO TOWING)  
**PROJECT LOCATION:** NYS ROUTE 32 (North of Union Ave)  
SECTION 9 – BLOCK 1 – LOT 25.4  
**PROJECT NUMBER:** 04-03  
**DATE:** 24 MARCH 2004  
**DESCRIPTION:** THE APPLICATION PROPOSES ADDING SERVICE REPAIR AND A  
TOWING OFFICE TO THE EXISTING SITE ON WINDSOR HIGHWAY  
(RT. 32). THE SITE ALSO INCLUDES OTHER USES. THE  
APPLICATION WAS PREVIOUSLY REVIEWED AT THE 28 JANUARY  
2004 PLANNING BOARD MEETING. THE APPLICATION IS BEFORE  
THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. As previously discussed, it is my understanding that the site already includes an insurance office; a petroleum sales office; and a truck & trailer office, sales and showroom area. The plan adds outside display areas for the truck and trailer sales, the service repair use for the truck and trailer use (which is the special permit), the towing office, and outside parking spaces for the proposed towing operation.
2. The site includes the multiple uses as noted above, all of which have the same bulk requirements under the Design Shopping "C" zone of the Town. The "required" bulk information shown on the plan is correct. Other than pre-existing non-conforming conditions, the site complies with minimum requirements.

We previously requested that the plan be corrected to note the lot width as pre-existing, non-conforming; this correction is still not on the plan.

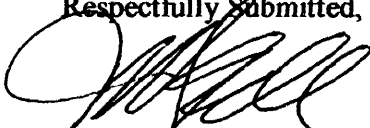
3. The previous plan required corrections to the parking calculation. This has been accomplished, and the required parking noted (29 spaces) is correct based on the submittal information. The site provides 29 spaces, These spaces are now available in front of the security fence, which is being relocated as part of the application.

**REGIONAL OFFICES**

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

4. The parking space detail requires additional information and correction, such that it will accurately define the State code requirements for handicapped spaces.
5. The plan depicts another freestanding sign at the south side of the frontage on Rt. 32. As previously noted, a second site sign would require a variance. If this is the applicant's desire, a referral to the Zoning Board of Appeals is required.

Respectfully Submitted,



Mark L. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/s  
NW04-03-24Mar04.doc

PUBLIC HEARINGS:

EUGENE & JANN HECHT (TRUCK & TRAILER DEPOT & ECONO  
TOWING SITE PLAN & SPECIAL PERMIT 04-03)

Mr. Eugene Hecht appeared before the board for this proposal.

MR. PETRO: Proposed mixed uses on single property. If anybody's here for a public hearing, the way it works the board reviews the applicant's presentation, at such time deem it necessary, we open it up to the public for their comment, then we close on and move on again. So we're going to review this one then I'll open it up. Application proposes adding service repair and towing office to the existing site on Windsor Highway. The site also includes other uses. The application was previously reviewed at the 28 January, 2004 planning board meeting. The application is here tonight for a public hearing.

MR. LANDER: Public hearings for special use permit, Mr. Chairman?

MR. PETRO: It's a, we're going to add sales. Mike, is that what we're doing?

MR. BABCOCK: And repair, service and repair.

MR. PETRO: You already have sales there for the trailers now?

MR. BABCOCK: That's correct, the service and repair is what triggers the special permit.

MR. HECHT: Added the additional parking as requested by Mr. Edsall on the inside, we made the changes to the property, the front parking lot squared it off and we added two handicapped spaces.

MR. PETRO: Mark makes a note that the plan be corrected to note the lot width still not on the plan. Mark, it's still not there?

MR. HECHT: It's on the new one, it should be.

MR. PETRO: The ones that we have here?

MR. HECHT: Says minimum requirement lot width is 200 and 183.9.

MR. EDSALL: But it doesn't, the final plan have him or her asterisk the 183.89 cause that's pre-existing, non-conforming, we're just acknowledging that you did need a variance.

MR. LANDER: I think we have the wrong plan.

MR. HECHT: There is an updated one that was delivered.

MR. LANDER: When was it delivered?

MR. HECHT: I've got a copy, Scott brought them up.

MR. ARGENIO: What's the date on yours, Ronny?

MS. MASON: March 10, it should be.

MR. ARGENIO: This one is March 2.

MR. EDSALL: I've got March 2.

MR. PETRO: What do you have up here?

MR. HECHT: Mine's March 11, well, yeah, March 2.

MR. PETRO: All right, that's it, okay. Parking space detail requires additional information and correction such that it will accurately define the State Code requirements, just get together with Mark, find out



exactly what that is.

MR. EDSALL: Mr. Chairman, the last comment number 5 Mike Babcock advises me that he did get that variance so you can disregard that.

MR. PETRO: I'm going to disregard 5 completely.

MR. LANDER: That's about a second sign?

MR. EDSALL: Yes.

MR. PETRO: Taken care of. Still have fire approval that's been disapproved.

MR. HECHT: It's 16 feet wide, they required 15, that's for the lower lot, it's not being used.

MR. PETRO: Clear opening 15 feet.

MR. HECHT: I'm providing 16.

MR. PETRO: Show it on the plan.

MR. HECHT: No because we're not using that section of the property, it's not used.

MR. PETRO: Then where is the gate he wants the 15 feet?

MR. HECHT: All the way in the back where it says existing fence, says gate all the way down that's to the second lot we don't use.

MR. PETRO: I see it down here.

MR. KARNAVEZOS: He's talking about the further one up.

MR. HECHT: All the way back here.

MR. PETRO: Is there another gate up here?

MR. HECHT: Yeah, 16 in the front and there's 16 in the back.

MR. ARGENIO: Says 15 in the front.

MR. PETRO: That's okay, that's what he's looking for.

MR. HECHT: This is already 16, we don't, just don't use the property.

MR. KRIEGER: He needs a clear 15, if it's 16, that's fine, but the plan says 15 then what he's probably saying when you take away the post and the hinges it isn't quite 15.

MR. HECHT: But I said for the lower property which is the one all the way in the back.

MR. PETRO: He needs 15 feet to provide minimum clear opening of 15 feet.

MR. HECHT: Just the lower it's 16 just not used.

MR. PETRO: You need to get to the fire department have him stop down and see it and then the next time I have this when you're back it will say approved, then we can go on. I'm going to go to the public hearing. If someone is here who'd like to speak for or against this application, please be recognized by the Chair, come forward, state your name and address. Would anyone like to speak? Chair notices that there's nobody here that wants to speak. Entertain to motion to close.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the

New Windsor Planning Board close the public hearing for the Eugene and Jann Hecht truck and trailer depot Econo Truck Towing site plan. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: At this time, I will open it back up to the board for any further comment. I don't think there's much left to talk about, just take care of those few items, I need the fire department to give you an approval, it's got to be on this sheet so either a letter or they'll revise this one, more time for Myra. And the other note from Mark 183 feet you're going to have to show that on the plan so later on somebody looks at it, they're going to say why didn't you get a variance, that's basically it. All right?

MR. HECHT: Thank you.



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

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Milford, Pennsylvania 18337  
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e-mail: mhupa@mhepc.com

**Writer's E-mail Address:**  
mje@mhepc.com

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

**TOWN / VILLAGE OF:**

New Windsor

**P/B APP. NO.:**

04 - 03

**WORK SESSION DATE:**

21 April 2004

**PROJECT:** NEW

OLD X

**REAPPEARANCE AT W/S REQUESTED:**

No

**RESUB. REQ'D:**

final plan  
for stamping

**PROJECT NAME:**

Heck + S/P.

**REPRESENTATIVES PRESENT:**

Gene Heck

**MUNICIPAL REPS PRESENT:**

BLDG INSP.  
ENGINEER  
P/B CHMN

X

FIRE INSP.  
PLANNER  
OTHER

**ITEMS DISCUSSED:**

disc pky space size 9x19 "725"  
disc asterisk needed on Gt  
width

**STND CHECKLIST:**

DRAINAGE

DUMPSTER

SCREENING

LIGHTING

(Streetlights)

LANDSCAPING

BLACKTOP

ROADWAYS

APPROVAL BOX

**PROJECT**  
**TYPE**

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER

**PROJECT STATUS:**

ZBA Referral:

Y N

Ready For Meeting

Y N

Recommended Mtg Date



March 24, 2006

PROJECT: Eugene Hecht - Econo Touring P.B. # 04-03

**NEGATIVE DEC:**

M)\_\_\_\_S)\_\_\_\_VOTE: A\_\_\_\_N\_\_\_\_

CARRIED: Y\_\_\_\_\_N\_\_\_\_\_

CARRIED: Y\_\_\_\_\_N\_\_\_\_\_

**CLOSED:**           

SCHEDULE P.H.: Y\_\_\_\_N\_\_\_\_

SEND TO DEPT. OF TRANSPORTATION: Y

VOTE: A\_\_N\_\_

RETURN TO WORK SHOP: Y N

**APPROVED:** \_\_\_\_\_

NEED NEW PLANS: Y\_\_\_\_\_ N\_\_\_\_\_

Need Lot width corrected  
Work approval out w/ fire Inspector  
No Public Comment

**PLANNING BOARD: TOWN OF NEW WINDSOR  
COUNTY OF ORANGE: STATE OF NEW YORK**

-----X

In the Matter of the Application for Site Plan / Special Permit for:

**EUGENE HECHT (ECONO TOWING) P. B. #04-03**

Applicant

AFFIDAVIT OF  
SERVICE  
BY MAIL

STATE OF NEW YORK )

) SS:

COUNTY OF ORANGE )

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 67 Bethlehem Road, New Windsor, NY 12553.

That on the **9TH** day of MARCH, 2004, I compared the 31 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for site plan/subdivision/special permit/lot line change approval and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

Myra L. Mason  
Myra L. Mason, Secretary

10<sup>th</sup> day of March, 2004

J. P. Gallagher  
Notary Public

JENNIFER MEAD  
Notary Public, State Of New York  
No. 01ME6050024  
Qualified In Orange County  
Commission Expires 10/30/ 2006

## **LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on **MARCH 24, 2004** at 7:30 P.M. on the approval of the proposed Site Plan Special Permit for **EUGENE HECHT (TRUCK & TRAILER DEPOT AND ECONO TOWING)**

Located at **161 WINDSOR HIGHWAY**

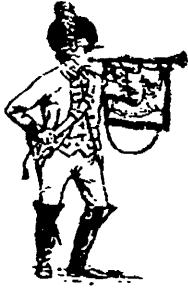
(Tax Map #Section **9**, Block **1**, Lot **25.4**) . Map of the proposed project is on file and may be inspected at the **Planning Board Office**, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public Hearing.

**Date: FEBRUARY 11, 2004**

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-4693

## Assessors Office

February 3, 2004

Eugene Hecht  
161 Windsor Highway  
New Windsor, NY 12553

Re: 9-1-25.4

ZBA# 04-03

Dear Mr. Hecht,

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced properties.

The charge for this service is \$55.00, minus your deposit of \$25.00.

Please remit the balance of \$30.00 to the Town Clerk's office.

Sincerely,

J. Todd Wiley, IAO  
Assessor

JTW/tmp  
Attachments

CC: Myra Mason, ZBA



4-2-21.12  
RPA Associates, LLC  
c/o AVR Realty Company  
1 Executive Blvd  
Yonkers, NY 10701

9-1-11  
Avgush, Ofer  
152 Route 202  
Garnerville, NY 10923

9-1-12.1  
BJS Holding, LLC  
38 West 32<sup>nd</sup> Street – Room 1201  
NY, NY 10001

9-1-12.2  
Talmadge, Angelina  
c/o Colandrea, Bernie  
13 Veronica Avenue  
New Windsor, NY 12553

9-1-13 & 9-1-14  
Roman Catholic Church of St. Joseph  
6 St. Joseph Place  
New Windsor, NY 12553

9-1-24  
Kim, Doo Joseph  
425 Angola Road  
Cornwall, NY 12518

9-1-25.3  
Redl, Herbert H  
80 Washington Street – Suite 310  
Poughkeepsie, NY 12601

9-1-25.5  
Williams, Bruce I & Johanna  
268 Union Avenue  
New Windsor, NY 12553

12-1-16  
Mahood, Philomena Guariglia  
20 Hillside Avenue  
New Windsor, NY 12553

12-1-18.1  
Acquaro, Samuel Jr. & Eric  
Acquaro, Life Estate - Samuel J.  
16 Hillside Avenue  
New Windsor, NY 12553

12-1-19  
Guercio, Susan  
34 Post Road  
Monroe, NY 10950

12-1-24  
Antonelli, Louis J & Kathleen  
3 Hillside Avenue  
New Windsor, NY 12553

12-1-27 & 12-1-49  
Antonelli, Frank P Sr. & John R  
4 Cedar Court  
Palm Coast, FL 32137

12-1-28 & 12-1-29  
Cubito, Joseph F & Rose Ann  
15 Hillside Avenue  
New Windsor, NY 12553

12-1-30  
DeLeonardo, Joseph & Carmela  
1647 Roland Avenue  
Wantagh, NY 11793

12-1-48  
Central Hudson Gas & Electric Corp.  
284 South Avenue  
Poughkeepsie, NY 12602

12-2-1  
Orwest Realty Corp.  
c/o DB Co. – Dairy Mart Store # 619  
P.O. Box 9471  
Providence, RI 02940

12-2-2 & 12-2-3  
Sarinsky, David  
298 Union Avenue  
New Windsor, NY 12553

12-2-4  
Sarinsky, Gertrude  
294 Union Avenue  
New Windsor, NY 12553

12-2-5  
Sarinsky, David & Jacie  
298 Union Avenue  
New Windsor, NY 12553

24-1-1, 24-1-2, 24-1-3, 24-1-4, 24-1-2  
24-1-25  
Baez, Amelia  
175 Windsor Highway  
New Windsor, NY 12553

24-2-1  
Thiele, Joan A  
222 Daniher Avenue  
New Windsor, NY 12553

24-2-2  
Martinez, Jeanette P & Joseph Anthon  
224 Daniher Avenue  
New Windsor, NY 12553

24-2-18  
McKee, Donald S Jr. & Diane Marie  
227 James Street  
New Windsor, NY 12553

24-3-1  
Malinowski, Genevieve  
293 Union Avenue  
New Windsor, NY 12553

24-3-2.2  
Millsbaugh, Margaret L  
226 Spruce Street  
New Windsor, NY 12553

24-3-34  
Mezzatesta, Frank & Darleen J  
225 Daniher Avenue  
New Windsor, NY 12553

24-4-1.1  
Hartfield, Patricia M & Richard W  
285 Union Avenue  
New Windsor, NY 12553

24-4-3  
Jensen, James C Sr. & Anna D  
281 Union Avenue  
New Windsor, NY 12553

24-4-4  
DelGatto, Johanna & Vincent  
279 Union Avenue  
New Windsor, NY 12553

12-1-23

Avgush, Ofer  
4 Hillside Avenue

New Windsor, NY 12553

**TOWN OF NEW WINDSOR**  
**REQUEST FOR NOTIFICATION LIST**

DATE: 01-29-2004 PROJECT NUMBER: ZBA# \_\_\_\_\_ P.B. # 04-03

APPLICANT NAME: EUGENE HECHT

PERSON TO NOTIFY TO PICK UP LIST:

EUGENE HECHT  
161 WINDSOR HIGHWAY  
NEW WINDSOR, NY

TELEPHONE: 568-0005

TAX MAP NUMBER:	SEC. <u>9</u>	BLOCK <u>1</u>	LOT <u>25.4</u>
	SEC. _____	BLOCK _____	LOT _____
	SEC. _____	BLOCK _____	LOT _____

PROPERTY LOCATION: 161 WINDSOR HIGHWAY  
NEW WINDSOR, NY

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: XXX

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) \_\_\_\_\_

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) XXX

AGRICULTURAL DISTRICT:  
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'  
OF SITE PLAN OR SUBDIVISION PROJECT) \_\_\_\_\_

❖ ❖

NEW WINDSOR ZONING BOARD \_\_\_\_\_

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT \_\_\_\_\_

❖ ❖

AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 1429

TOTAL CHARGES: \_\_\_\_\_



RESULTS OF P.B. MEETING OF: January 28, 2004

PROJECT: Eugene Hecht Site Plan + Spec. Perm. P.B. # 04-03

**NEGATIVE DEC:**

AUTHORIZE COORD. LETTER: Y 5 N N  
TAKE LEAD AGENCY: Y 4 N   

M)\_\_\_\_S)\_\_\_\_VOTE: A\_\_\_\_N\_\_\_\_  
CARRIED: Y\_\_\_\_N\_\_\_\_

M)\_\_\_\_S)\_\_\_\_VOTE: A\_\_\_\_N\_\_\_\_  
CARRIED: Y\_\_\_\_N\_\_\_\_

**PUBLIC HEARING:**                      **WAIVED:**\_\_\_\_\_ **CLOSED:**\_\_\_\_\_

M) J S) N VOTE: A N SCHEDULE P.H.: Y 4 N    

SEND TO O.C. PLANNING: Y\_\_\_\_  
SEND TO DEPT. OF TRANSPORTATION: Y\_\_\_\_

REFER TO Z.B.A.: M)        S)        VOTE: A        N       

RETURN TO WORK SHOP: Y\_\_N\_\_

**APPROVAL:**

M)      S)      VOTE: A      N      APPROVED:                     

NEED NEW PLANS: Y\_\_\_\_\_ N\_\_\_\_\_

**CONDITIONS – NOTES:**

[illegible]

EUGENE & JANN HECHT (TRUCK & TRAILER DEPOT & ECONO  
TOWING SITE PLAN & SPECIAL PERMIT (04-03)

Mr. Eugene Hecht appeared before the board for this proposal.

MR. PETRO: Application proposes adding service repair and towing office to the existing site on Windsor Highway. The site also includes other uses. Application reviewed on a concept basis only. I just want to read this in. Based on the information on the plan and application, it's my understanding that the site already includes an insurance office, petroleum sales office and truck and trailer office, sales and showroom area, the plan adds outside display areas for the truck and trailer sales, truck and trailer sales, so it's really you're going to be selling vehicles?

MR. HECHT: No.

MR. PETRO: Well, trucks.

MR. HECHT: We sell truck accessories.

MR. PETRO: Truck and trailer sales. Okay, I understand that now. The service repair use for the truck and trailer use which is a special permit, you understand it's a mandatory public hearing, towing office and outside parking spaces for proposed towing operation. It's in a C zone. Go ahead.

MR. ARGENIO: Basically, the Motor Vehicle Law changed since we bought the property last April and now they said I can sell trailers but if I sell and I can install any accessories, I can put a tool box on it, there's no problem, vehicle comes in, I want to mount something on it, there's no problem. Now they just changed the law which the building inspector is aware of and they now said if I sell a trailer and it has a bulb out and I go to replace the bulb so he can get

back on the road, I need a repair shop license for it. I'm a one man operation, it's ridiculous, but the law changed, we were issued a letter, issued a violation.

MR. PETRO: Keep in mind part of the problem, not just you, but all applications saying this is what we're going to do, you will not be receiving the permission or the, it could be a variance or special use permit, it goes with the property. So although you're saying you're a one man operation and you're receiving this permit to repair there, you can fly to Florida tomorrow morning and you and the new guy--

MR. ARGENIO: I just came back from there.

MR. PETRO: Whatever the case, go to Argentina, I always like to use that one, and therefore, he's going to use the repair to take traffic off the road.

MR. HECHT: It's the not vehicle repair.

MR. PETRO: But I think and I might be a little bit ahead of myself, maybe we can structure the special use permit to be specific to your use.

MR. HECHT: That's fine, I have no problem with that.

MR. PETRO: Then that would give the planning board at least an ability to review somebody else if they go in there and we get a complaint.

MR. HECHT: No problem. And the only other reason I'm here tonight is additional parking for my son in the back for Econo Towing, he already has an office there, there's an office and it's just for parking spaces in the back.

MR. PETRO: NC zone?

MR. EDSALL: C.

MR. PETRO: Towing in a C zone?

MR. BABCOCK: It's a service establishment.

MR. PETRO: Because special use permit would be for the repair license?

MR. EDSALL: Yes.

MR. BABCOCK: Yes.

MR. PETRO: Nothing's changing on the plan, everything is existing?

MR. BABCOCK: Well, we've talked to him, we're adding uses and we've talked to Gene to put in some fencing and slats bordering the residential area that's on the south side.

MR. PETRO: Little screening but I mean as far as structures, in other words.

MR. HECHT: Not doing any structures.

MR. PETRO: You're not changing the curb cut on Route 32 so we don't have--

MR. HECHT: No construction whatsoever.

MR. ARGENIO: DMV is what sent him here?

MR. BABCOCK: Right, we worded a letter for him to get a DMV license saying he can only sell trailers, that's a retail shop, no motor vehicles and then they came back to him and said you can't fix the trailers then so he needs to now put a bulb, he needs to put a light bulb, he needs a repair establishment and he's got to get that approved from this board.

MR. PETRO: The planning board may wish to assume lead agency.

MR. ARGENIO: So moved.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Eugene and Jann Hecht site plan and special permit on Route 32. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: I don't think any of the members have any problem with this. It's, I mean, you're really not changing anything, it's almost technical, you're going to add some slats in the fence for screening on the Surinski side, you're adding four spaces I believe. Is that right?

MR. EDSALL: Yeah. The only problem they've got, Mr. Chairman, is with the additional uses when you do the parking calculation, parking doesn't work, so they need to give that some attention. There was one miscalculation made, I think what Gene needs to do is really decide if he wants to say there's two repair bays in that back area.

MR. HECHT: I don't even use it, it's just storage.

MR. EDSALL: Or just one and reduce the required parking a bit, but he still needs to look at the parking calculation to work. And secondly, you've got



to decide whether or not you're going to allow customer parking to be in the fenced area because right now, the front area doesn't have adequate parking.

MR. HECHT: Did you get the revised one?

MR. EDSALL: I've got the plan that was submitted.

MR. SCHLESINGER: What about all the open space in the back?

MR. EDSALL: The planning board does not allow customer parking to be in a fenced in area.

MR. SCHLESINGER: What happens if he takes down the fenced area?

MR. EDSALL: I think it comes down to the, I mean, my suggestion would be is that he should look at really what the calculation is, if he has two repair bays, I don't think he does.

MR. SCHLESINGER: Only use one bay.

MR. HECHT: Actually, I don't use any now.

MR. EDSALL: If his operation is one bay, fine, if another user as the chairman said comes in, wants more bays, he'd have to come in and revise parking.

MR. ARGENIO: What did you say he's going to need? Make sure we cover it now, remember you said for an impound?

MR. BABCOCK: He needs one bay.

MR. HECHT: One bay would do it.

MR. MASON: Is there any cars going to be parked there?

MR. HECHT: In the back if he has a police impound. No wrecks because the wrecks go right out to body shops, there's no repairs.

MR. BABCOCK: If he picks up a wreck in the middle of the night?

MR. HECHT: Goes to the shop, goes up to John's, the old place, I don't want them there.

MR. PETRO: I don't want to sit here and design the plan, you're going to schedule a public hearing, it's mandatory. During that time, make the plan for parking satisfy him for parking, whatever you need to do, if you make one or two bays, call it storage, I don't care but your whole plan is going to be subject to special use permit which will be able to be reviewed by this board any time, in case you change or the next guy says I'm going to make the next car headquarters there. So just make the parking work. All right, Mark?

MR. EDSALL: Yes.

MR. HECHT: Are we good?

MR. PETRO: We have to schedule, motion to have the public hearing.

MR. ARGENIO: So moved.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board have a public hearing for the Eugene and Jann Hecht site plan and special permit on Route 32. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: What you can do is get the plan corrected, show the screening on that fence, I don't know if it's on the plan or not and what else, there was one other item, plus the parking.

MR. HECHT: Yeah, the inside shop.

MR. PETRO: Get the plan correct, contact Myra and get scheduled for a public hearing.

MR. HECHT: Thank you.



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

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Writer's e-mail address:

mje@mhepc.com

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** EUGENE & JANN HECHT SITE PLAN & SPECIAL PERMIT  
(TRUCK/TRAILER DEPOT & ECONO TOWING)  
**PROJECT LOCATION:** NYS ROUTE 32 (North of Union Ave)  
SECTION 9 – BLOCK 1 – LOT 25.4  
**PROJECT NUMBER:** 04-03  
**DATE:** 28 JANUARY 2004  
**DESCRIPTION:** THE APPLICATION PROPOSES ADDING SERVICE REPAIR AND A  
TOWING OFFICE TO THE EXISTING SITE ON WINDSOR HIGHWAY  
(RT. 32). THE SITE ALSO INCLUDES OTHER USES. THE  
APPLICATION WAS REVIEWED ON A CONCEPT BASIS ONLY.

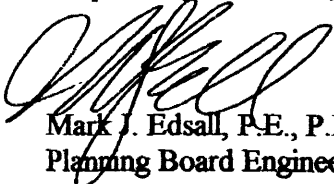
1. Based on the information on the plan and application, it is my understanding that the site already includes an insurance office; a petroleum sales office; and a truck & trailer office, sales and showroom area. The plan adds outside display areas for the truck and trailer sales, the service repair use for the truck and trailer use (which is the special permit), the towing office, and outside parking spaces for the proposed towing operation.
2. The site includes the multiple uses as noted above, all of which have the same bulk requirements under the Design Shopping "C" zone of the Town. The "required" bulk information shown on the plan is correct. Other than pre-existing non-conforming conditions, the site complies with minimum requirements. The lot width should also be noted as pre-existing, non-conforming.
3. The site plan should insure that adequate customer parking exists outside fenced areas for customers of all the uses on the site. A parking calculation has been provided on the plan, which addresses the various uses. The calculation requires some correction as follows:
  - Parking for the service repair use is 4 spaces per bay, plus 1 space per 300 s.f. of area outside the bay (400 s.f. area per repair bay). Since the plan notes two service bays, it would appear that 11 spaces are required for this specific use, with only 5 spaces currently included in the calculation.

**REGIONAL OFFICES**

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

- Best I can determine at this time, a total of 31 spaces are required for the site. Only 23 spaces are provided outside the fenced area. Additional spaces must be developed, or the limits of the fenced area must be changed.
  - Dimensionally, the front parking lot should be corrected as part of this site plan application. Spaces should all be 9' x 19', with the aisle being a minimum of 25'. Based on the submitted plan, the front parking lot should be "squared off" to provide the proper dimensions.
  - State code requires the provision of handicapped parking spaces. None are provided on the submitted plan. Based on the number of spaces, two of the spaces must be handicapped configuration. Pursuant to a policy memorandum dated 23 February 1989 from the Town Building Inspector, a complete detail for the handicapped parking space and associated sign(s) should be provided on the plans.
4. Pedestrian access to the various uses is of interest as well. The plan should insure that walkway access (handicapped accessible) exists from the customer parking to each of the uses. Access appears to exist to each use, other than the truck/trailer use, which appears accessible only thru other uses or thru the fenced area. Is this a problem?
  5. Will the Board require that this application address any other site plan issues, such as lighting, landscaping, drainage, etc.?
  6. The plan depicts another freestanding sign at the south side of the frontage on Rt. 32. A second site sign would require a variance.
  7. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/st  
NW04-03-28Jan04.doc

**Town of New Windsor**  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#85-2004**

01/26/2004

A. Cars Inc., Etal *P. B. #04-03*

Received \$ 250.00 for Planning Board Fees, on 01/26/2004. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/26/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 4-3

NAME: SITE PLAN & SPECIAL PERMIT - EUGENE & JANN HECHT  
APPLICANT: EUGENE & JANN HECHT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/26/2004	ESCROW	CHG	750.00		
01/26/2004	REC. CK. #1412	PAID		750.00	
		TOTAL:	750.00	750.00	0.00



1/26/07

**Town of New Windsor**  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611

**RECEIPT**  
**#86-2004**

01/26/2004

A. Cars, Inc. *P.B. #04-03*

Received \$ 125.00 for Planning Board Fees, on 01/26/2004. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk



**FIRE INSPECTOR'S  
INTER-OFFICE CORRESPONDENCE**

**TO:** James Petro, Planning Board Chairman

**FROM:** John McDonald, Fire Inspector



**SUBJECT:** PB-04-03  
Eugene & Jann Hecht Site Plan & Special Permit

**DATE:** March 16, 2004


Fire Prevention Reference Number: FPS-04-011

The above referenced site plan has been re-reviewed and is disapproved pending submission of the following information as had been requested on the February 9, 2004 Review.

- 1) Dimensions for the gated access to the lower lot must be provided and have a minimum clear opening of fifteen (15) feet for fire department access.

**FIRE INSPECTOR'S  
INTER-OFFICE CORRESPONDENCE**

**TO:** James Petro, Planning Board Chairman

**FROM:** John McDonald, Fire Inspector 

**SUBJECT:** PB-04-03  
Eugene & Jann Hecht Site Plan & Special Permit

**DATE:** February 9, 2004

**Fire Prevention Reference Number: FPS-04-004**

The above referenced site plan has been reviewed and is disapproved pending submission of the following information for clarification.

- 1) Dimensions for the gated access to the lower lot must be provided and have a minimum clear opening of fifteen (15) feet for fire department access.

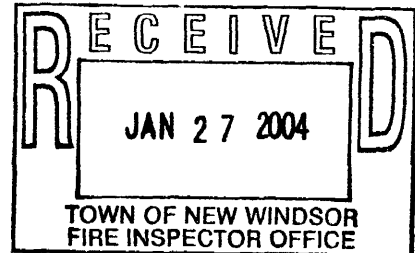


# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET



TO: **FIRE INSPECTOR**

P.B. FILE #04-03

DATE RECEIVED: 01-26-04

**PLEASE RETURN COMPLETED FORM TO MYRA  
BY: 01-28-04 TO BE ON AGENDA FOR THE 01-28-04 PLANNING BOARD  
MEETING.**

THE MAPS AND/OR PLANS FOR:

### EUGENE & JANN HECHT SITE PLAN & SPECIAL PERMIT

Applicant or Project Name

SITE PLAN XX, SUBDIVISION \_\_\_\_\_, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT XXX

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☐ APPROVED:

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☒ DISAPPROVED:

Notes: *Further Clarifications on the dimensions for the gate  
access to the lower lot must be provided and  
have a minimum clear opening of fifteen  
(15) feet for Fire Department access*

Signature: \_\_\_\_\_

Reviewed by

date

*McDonald* 2/5/04



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ **Main Office**

33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mhenry@mhepc.com

☐ **Regional Office**

507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhempa@mhepc.com

**Writer's E-mail Address:**  
mje@mhepc.com

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

1-3

**TOWN/VILLAGE OF:** New Windsor **P/B APP. NO.:** \_\_\_\_\_

**WORK SESSION DATE:** 21 Jan 04 **PROJECT:** NEW X OLD \_\_\_\_\_

**REAPPEARANCE AT W/S REQUESTED:** Not now/late **RESUB. REQ'D:** Full

**PROJECT NAME:** Hecht.

**REPRESENTATIVES PRESENT:** Reg (magnet) Kullbriggel + Gene Hecht.

**MUNICIPAL REPS PRESENT:** BLDG INSP. X  
ENGINEER X  
P/B CHMN \_\_\_\_\_

FIRE INSP. \_\_\_\_\_  
PLANNER \_\_\_\_\_  
OTHER \_\_\_\_\_

**ITEMS DISCUSSED:** S/P + Special Pmt

- + Can't have 2<sup>nd</sup> sign to another variance
- + per MB - Towing licence can not border residential + business must be on same parcel; need indoor storage lot
- + Special permit
- add Frang./AT/FAH/Post Cx to bulk site side PE/VC
- need pkg calc. i show on paved area
- per buffer zone to R-4 zone
- M/2 look @ fence type to R-4

**STND CHECKLIST:**

DRAINAGE \_\_\_\_\_

DUMPSTER \_\_\_\_\_

SCREENING \_\_\_\_\_

LIGHTING \_\_\_\_\_

(Streetlights)

LANDSCAPING \_\_\_\_\_

BLACKTOP \_\_\_\_\_

ROADWAYS \_\_\_\_\_

APPROVAL BOX \_\_\_\_\_

**PROJECT STATUS:**

ZBA Referral: Y N

Ready For Meeting X Y N

Recommended Mtg Date next avail

**PROJECT TYPE**

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER

for sign via MB

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change \_\_\_\_\_ Site Plan X Special Permit X

Tax Map Designation: Sec. 9 Block 1 Lot 25.4

**BUILDING DEPARTMENT REFERRAL NUMBER** PA2004 - 0004

1. Name of Project SITE PLAN FOR EUGENE & JANN HECHT

2. Owner of Record EUGENE & JANN HECHT Phone 568-0005

Address: 161 WINDSOR HIGHWAY NEW WINDSOR NY 12553  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant SAHE - EUGENE & JANN HECHT Phone \_\_\_\_\_

Address: \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan MARGARET M HILLRIEGEL LS Phone 744-2072

Address: 372 OREGON TRAIL PINE BUSH NY 12566  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney MARTIN A. COHEN Phone 561-6000

Address 450 BROADWAY P.O. Box 1402 NEWBURGH NY 12550  
(Street Name & Number) (Post Office) (State) (Zip)

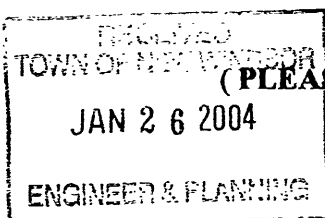
6. Person to be notified to appear at Planning Board meeting:

EUGENE HECHT 568-0005 568-0004  
(Name) (Phone) (fax)

7. Project Location: On the Southeastern side of WINDSOR HWY (NYS ROUTE 32)  
(Direction) (Street)

8. Project Data: Acreage 2.36± AC Zone C School Dist. NEWBURGH

PAGE 1 OF 2



(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

04-03

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No X

**\*This information can be verified in the Assessor's Office.**

**\*If you answer yes to question 9, please complete the attached AAgricultural Data Statement**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) SITE PLAN FOR  
TRUCK + TRAILER DEPOT + ECONO TOWING

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes ☒ no ☐

12. Has a Special Permit previously been granted for this property?    yes            no ☒

**IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.**

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

**SWORN BEFORE ME THIS:**

23<sup>rd</sup> DAY OF January 2004

\_\_\_\_\_  
(OWNER'S SIGNATURE)

Deborah O'Neil  
NOTARY PUBLIC

**Please Print Agent's Name as Signed**  
 DEBORAH GREEN  
 Notary Public, State of New York  
 Qualified in Orange County  
 # 4954065  
 Commission Expires July 15, 2007

\*\*\*\*\*

**TOWN USE ONLY:**

JAN 26 2004

DATE APPLICATION RECEIVED

**04-03**  
**APPLICATION NUMBER**

# TOWN OF NEW WINDSOR PLANNING BOARD

## SITE PLAN CHECKLIST

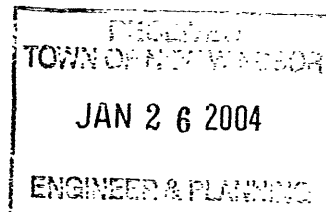
### ITEM

1. ✓ Site Plan Title
2. ✓ Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

SAMPLE:



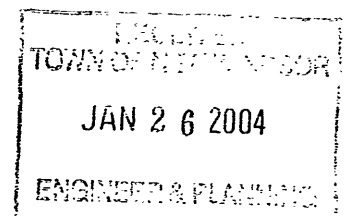
3. ✓ Applicant's Name(s)
4. ✓ Applicant's Address
5. ✓ Site Plan Preparer's Name
6. ✓ Site Plan Preparer's Address
7. ✓ Drawing Date
8. ✓ Revision Dates
9. ✓ Area Map Inset and Site Designation
10. ✓ Properties within 500' of site *on Loc. Map*
11. ✓ Property Owners (Item #10)
12. ✓ Plot Plan
13. ✓ Scale (1" = 50' or lesser)
14. ✓ Metes and Bounds
15. ✓ Zoning Designation
16. ✓ North Arrow
17. ✓ Abutting Property Owners
18. ✓ Existing Building Locations
19. ✓ Existing Paved Areas
20. ✓ Existing Vegetation
21. ✓ Existing Access & Egress



04-03

# PROPOSED IMPROVEMENTS

22. ✓ Landscaping
23. Ex Exterior Lighting
24. ✓ Screening
25. Ex Access & Egress
26. Ex Parking Areas
27. — Loading Areas
28. ✓ Paving Details (Items 25 - 27)
29. Ex Curbing Locations
30. — Curbing through section
31. Ex Catch Basin Locations
32. — Catch Basin Through Section
33. Ex Storm Drainage
34. ✓ Refuse Storage
35. ✓ Other Outdoor Storage
36. ✓ Water Supply
37. ✓ Sanitary Disposal System
38. Ex Fire Hydrants
39. ✓ Building Locations
40. ✓ Building Setbacks
41. EXISTING Front Building Elevations
42. ✓ Divisions of Occupancy
43. ✓ Sign Details
44. ✓ Bulk Table Inset
45. ✓ Property Area (Nearest 100 sq. ft.)
46. ✓ Building Coverage (sq. ft.)
47. ✓ Building Coverage (% of total area)
48. ✓ Pavement Coverage (sq. ft.)
49. ✓ Pavement Coverage (% of total area)
50. ✓ Open Space (sq. ft.)
51. ✓ Open Space (% of total area)
52. 28 No. of parking spaces proposed
53. 28 No. of parking spaces required





**REFERRING TO QUESTION 9 ON THE APPLICATION FORM: IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:**

54. N/A

Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

55. N/A

A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

A Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

***PREPARER'S ACKNOWLEDGMENT:***

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: Margaret M. Hill  
Licensed Professional

11/21/04  
Date

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

**PLEASE NOTE:**

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

**THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.**

JAN 26 2004

ENGINEER & PLANNING

PROJECT I.D. NUMBER

617.21

SEQR

## Appendix C

State Environmental Quality Review

# SHORT ENVIRONMENTAL ASSESSMENT FORM For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>EUGENE &amp; JANN HECHT</u>	2. PROJECT NAME <u>SITE PLAN FOR HECHT</u>
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>161 WINDSOR HIGHWAY (N.Y.S. ROUTE 32) - ON EASTERN SIDE, 336'±</u> <u>NORTHERLY ON UNION AVENUE</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>PROPOSED SITE PLAN FOR TWO BUSINESSES: TRUCK &amp; TRAILER DEPOT</u> <u>AND ECO-TOURING. THE BUILDING AND PARKING AREAS ARE</u> <u>EXISTING, NO ADDITIONS ARE PROPOSED</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>2.35±</u> acres Ultimately <u>2.35±</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: <u>THE PROJECT IS ALONG A COMMERCIAL STRIP WITH RESIDENTIAL</u> <u>AREAS ON THE SIDE ROADS</u>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals <u>TOWN OF NEW WINDSOR PLANNING BOARD &amp; ZONING BOARD</u>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>MARGARET M HILLIEGEL LS</u>	Date: <u>1/21/04</u>
Signature: <u>Margaret M Hilliegel</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

JAN 26 2004

OVER

1

ENGINEER &amp; PLANNING

04-193

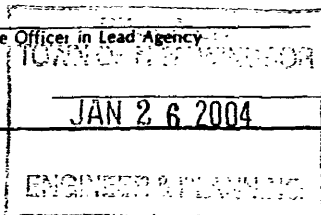
**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b> C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:   C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:   C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:   C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:   C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:   C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:   C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:   	
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No      If Yes, explain briefly	

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:	
_____ Name of Lead Agency	
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (If different from responsible officer)
_____ Date	



REC'D BY  
"XX"

## ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

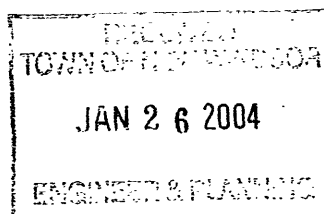
PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

Not In A Flood Zone

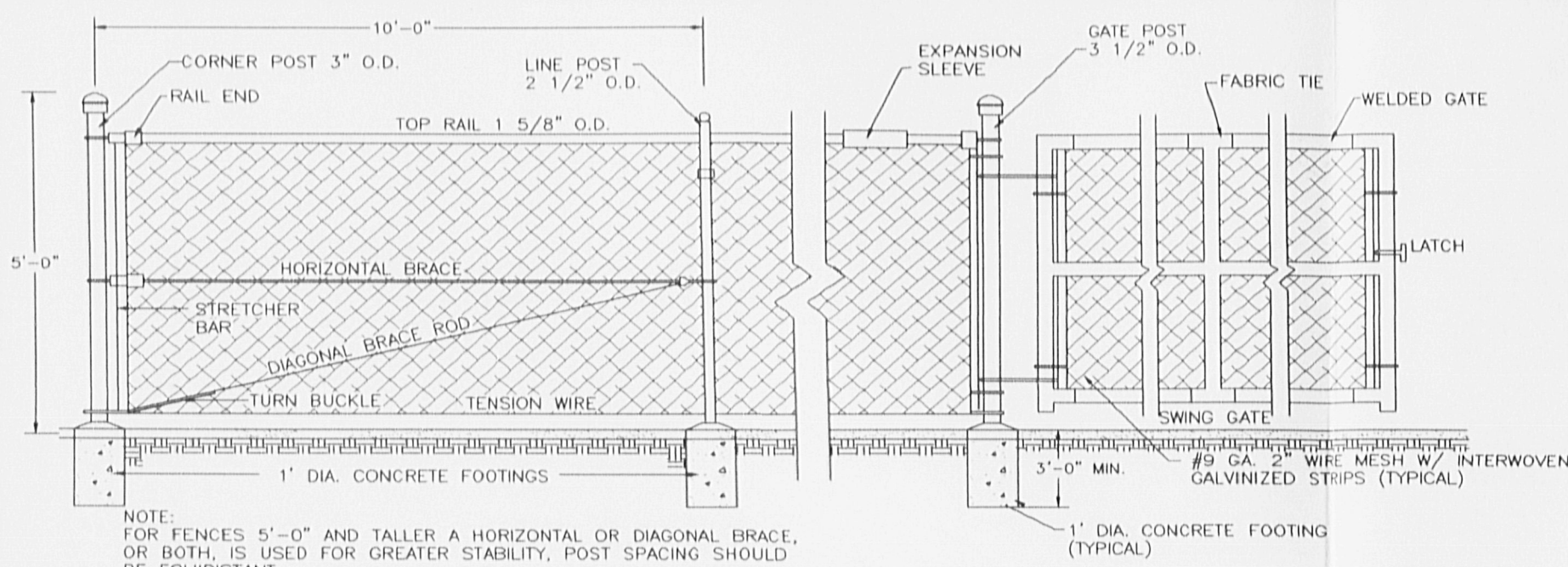
Margaret M Hillriegel

MARGARET M HILLRIEGEL L.S.

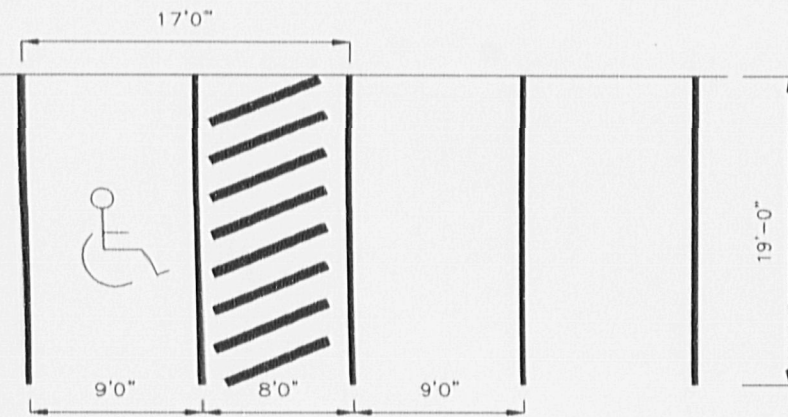


04-03





FENCE & GATE DETAIL  
N.T.S.



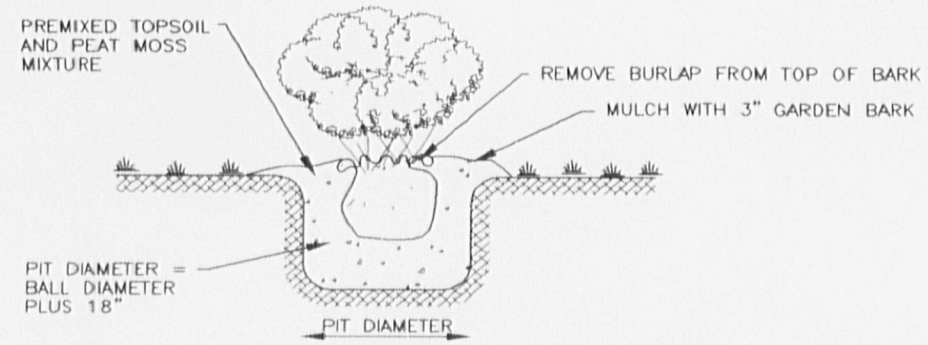
PARKING SPACE DETAIL  
N.T.S.

HANDICAPPED SPACE TO MEET ALL STATE CODE REQUIREMENTS



HANDICAPPED SIGN DETAIL  
N.T.S.

(MOUNT ON BOLLARD AT H.C. STALL)



SHRUB PLANTING DETAIL  
N.T.S.

## ZONING REGULATIONS:

ZONE: C - DESIGN SHOPPING

MINIMUM REQUIREMENTS:	EXISTING:
LOT AREA	40,000 S.F.
LOT WIDTH	200 FT.
FRONT YARD	60 FT.
REAR YARD	30 FT.
SIDE YARD	30 FT.
BOTH SIDE YARDS	70 FT.
STREET FRONTAGE	N/A

MAXIMUM ALLOWED	
HEIGHT 12" PER FT TO NEAREST LINE	24 FT. ±
FLOOR AREA RATIO:	0.5
DEVELOPMENT COVERAGE:	N/A

\* PRE-EXISTING NON-CONFORMING  
NOTE: ALL BUILDINGS ARE EXISTING

BUILDING COVERAGE:	4,730 S.F.
BUILDING COVERAGE %:	4.6 %
PAVEMENT COVERAGE:	8,310 S.F.
PAVEMENT COVERAGE %:	8.1 %
OPEN SPACE:	36,610 S.F.
OPEN SPACE %:	35.6 %

## PARKING REQUIREMENTS:

22 SPACES BOTH EXISTING AND PROPOSED ON PAVED PARKING AREA INCLUDING TWO HANDICAPPED SPACES PLUS 7 PARKING SPACES PROPOSED FOR THE THE SIDE OF THE BUILDING

EXISTING USE: NO NAME INSURANCE: OFFICE  
1 SPACE PER 150 S.F. - 990 S.F. = 6.6 SPACES REQUIRED

EXISTING USE: TRIPLE PETROLEUM: OFFICE  
1 SPACE PER 150 S.F. - 990 S.F. = 6.6 SPACES REQUIRED

USE: ECONO TOWING: OFFICE - SERVICE ESTABLISHMENT  
1 SPACE PER 150 S.F. - 200 S.F. = 1.3 SPACES REQUIRED

USE: TRUCK AND TRAILER: OFFICE & SHOWROOM  
1 SPACE PER 150 S.F. - 890 S.F. = 6 SPACES REQUIRED

USE: TRUCK AND TRAILER: GARAGE

4 SPACE PER BAY = 4 SPACES REQUIRED

PLUS 1 SPACE PER 300 S.F. SURROUNDING AREA: 4 SPACES REQUIRED

TOTAL SPACES REQUIRED: 29 SPACES

TOTAL SPACES EXISTING AND PROPOSED: 29 SPACES

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, SAID CERTIFICATIONS SHALL RUN ONLY TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE SURVEY IS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.

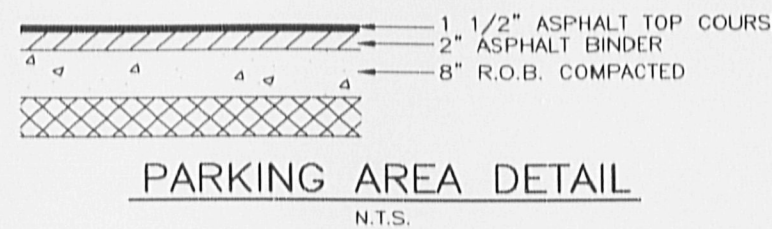
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE N.Y. STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

SUBJECT TO AN UP TO DATE ABSTRACT OF TITLE  
SUBJECT TO UNDERGROUND UTILITIES, AND EASEMENTS NOT RECORDED AND/OR NOT VISIBLE AT THE TIME OF FIELD SURVEY

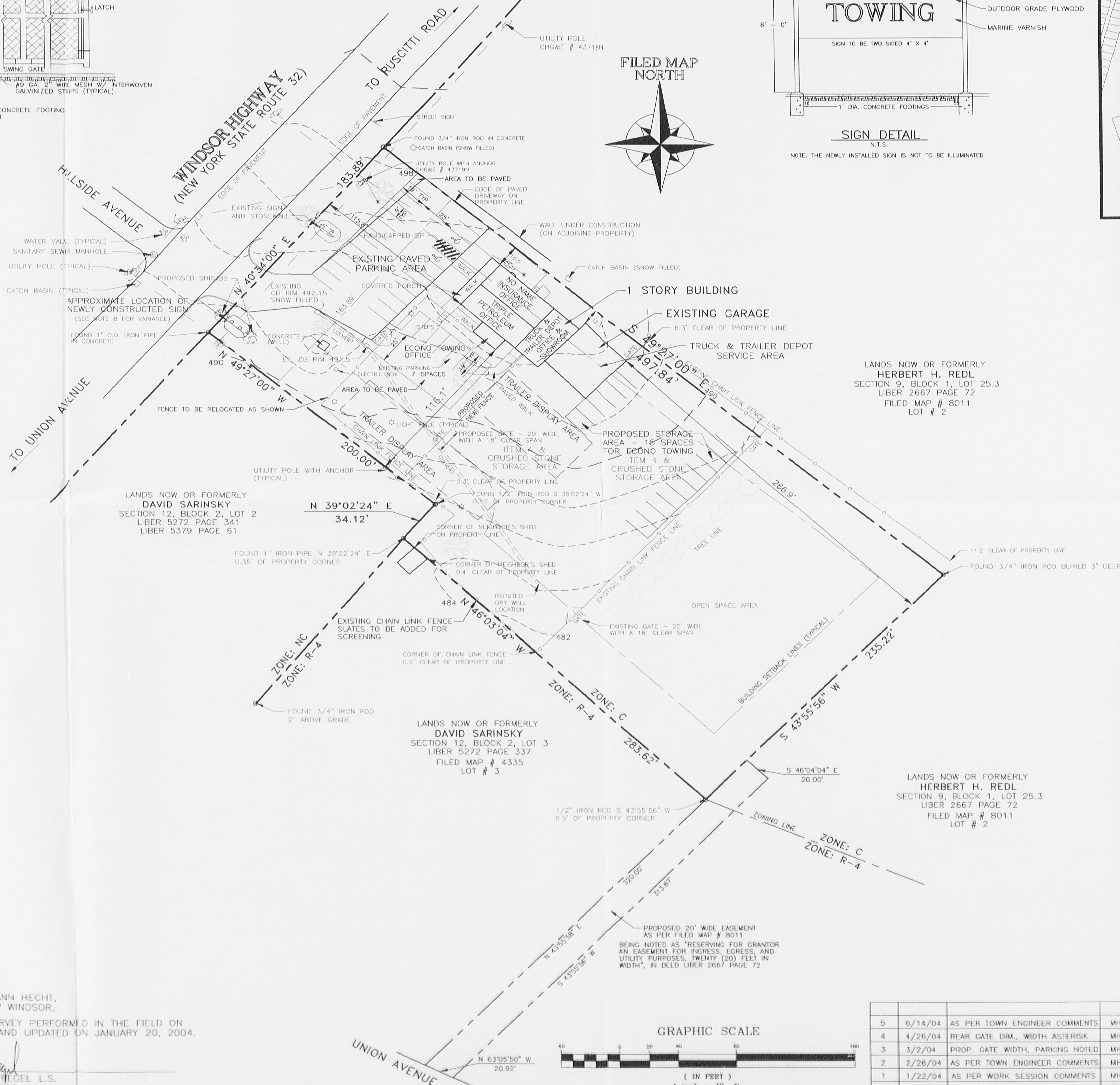
CERTIFIED TO:  
EUGENE HECHT, JANN HECHT,  
THE TOWN OF NEW WINDSOR,

TO BE A TRUE SURVEY PERFORMED IN THE FIELD ON  
MARCH 11, 2003 AND UPDATED ON JANUARY 20, 2004.

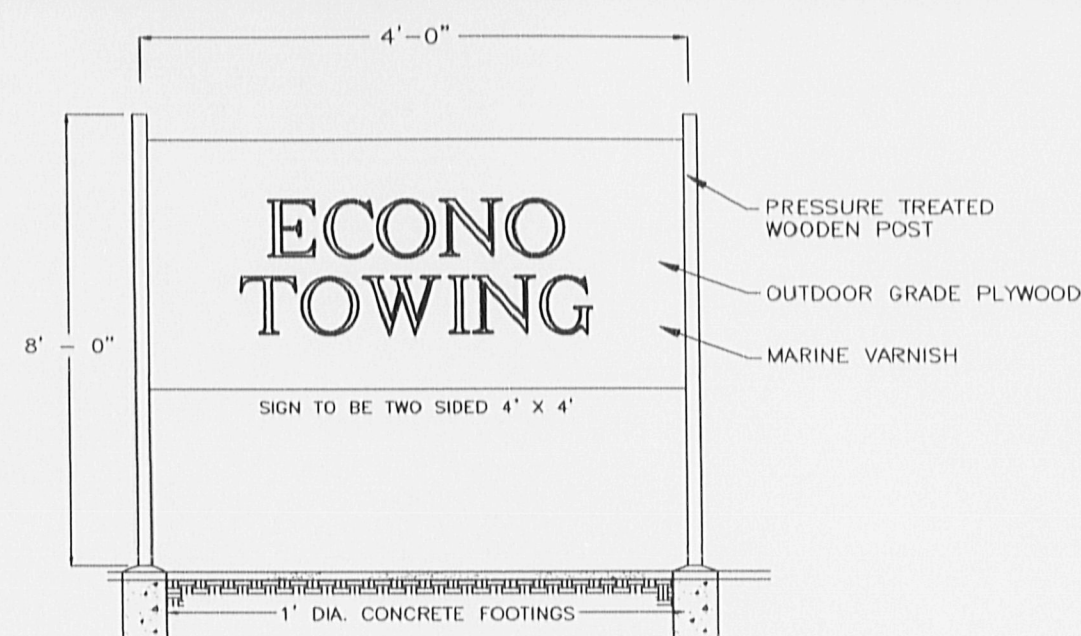
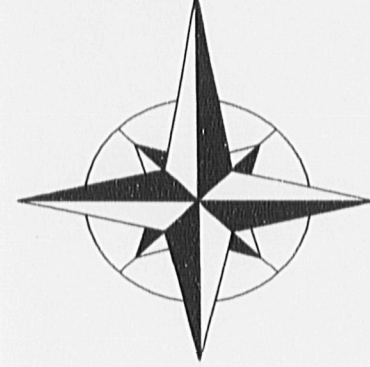
MARGARET M. HILLRIEGEL L.S.  
N.Y.S. LIC. No. 50253



PARKING AREA DETAIL  
N.T.S.

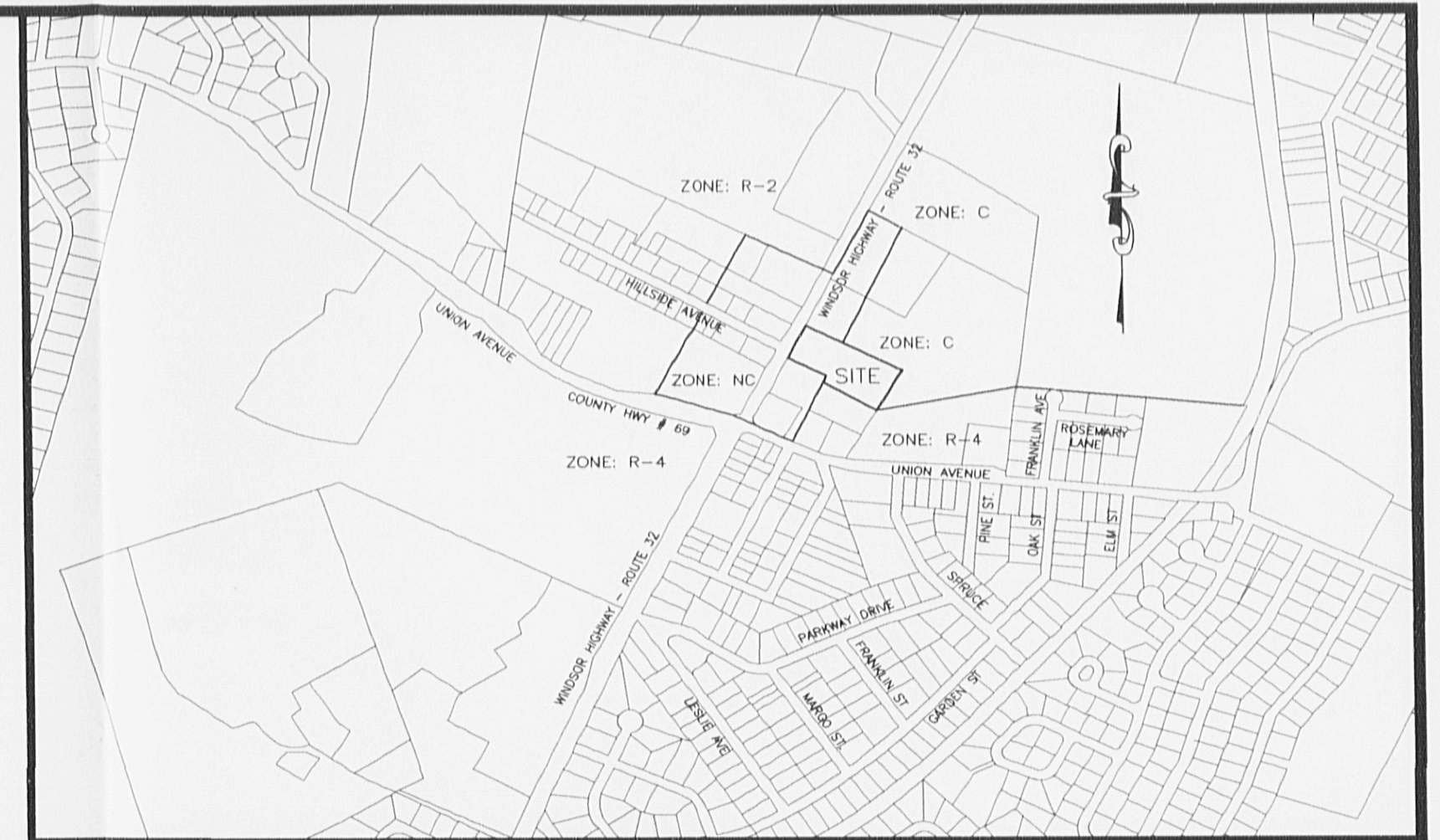


FILED MAP  
NORTH



SIGN DETAIL  
N.T.S.

NOTE: THE NEWLY INSTALLED SIGN IS NOT TO BE ILLUMINATED



## LOCATION MAP

### LEGEND

- UTILITY POLE
- OVERHEAD UTILITY LINES
- ANCHOR
- CHAIN LINK FENCE LINE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- WATER SHUTOFF VALVE
- EXISTING LIGHT POLE
- EXISTING SHRUB
- EXISTING TREE

### MAP REFERENCE:

BEING SHOWN AS LOT #1, ON A MAP ENTITLED "MINOR SUBDIVISION & LOT LINE CHANGE, PLAN FOR: PLEASANT ACRES NURSERY, INC., TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK", PREPARED BY ELIAS D. GREVAS, L.S., DATED 4 AUG. 1986, LAS REVISED 12/8/86 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON DECEMBER 15, 1986 AS MAP NUMBER 8011.

REFERENCING AN ADJOINING SUBDIVISION MAP ENTITLED "MINOR SUBDIVISION LANDS OF LEONARD SARINSKY, TOWN OF NEW WINDSOR, ORANGE CO., NEW YORK", PREPARED BY SIDNEY L. HOROWITZ, C.E., AND FILED IN THE "ORANGE COUNTY CLERK'S OFFICE ON NOVEMBER 29, 1977 AS MAP NUMBER 4325.

### NOTES:

- FIELD SURVEY PERFORMED WITH 6" TO 12" OF SNOW COVER.
- PROPERTY OWNER AND APPLICANT: EUGENE AND JANN HECHT  
161 WINDSOR HIGHWAY  
NEW WINDSOR, NEW YORK 12553
- THE BUILDING AND PARKING AREAS ARE EXISTING, NO ADDITIONS ARE PROPOSED.
- PROPOSED IMPROVEMENTS ARE LIMITED TO A NEW SIGN WITH A STONE RETAINING WALL AND SHRUBS TO BE PLANTED ON BOTH ENDS OF THE SIGN.
- THIS PARCEL UTILIZES TOWN WATER AND SEWER.
- TOPOGRAPHY BASED ON AN ASSUMED DATUM AND ACTUAL FIELD LOCATION.
- THERE IS NO DUMPSTER ON PREMISES.
- VARIANCE FOR THE NEWLY CONSTRUCTED SIGN WAS GRANTED ON APRIL 14, 2003, AND NOTED AS CASE #03-14, THE VARIANCE IS FOR A SIGN WITH 96 Sq. Ft. (TOTAL ALL FACES).

## SURVEY PLAT & SITE PLAN

FOR LANDS OF:

**EUGENE & JANN HECHT**

FOR THE FOLLOWING USES:

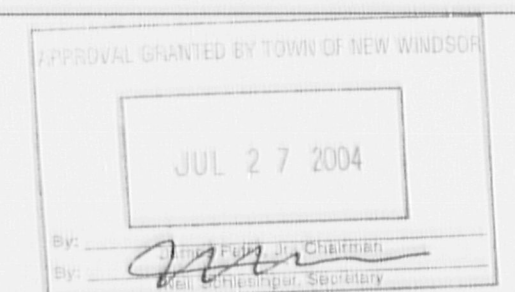
**TRUCK & TRAILER DEPOT  
and ECONO TOWING**

161 WINDSOR HIGHWAY (N.Y.S. ROUTE 32)  
TOWN OF NEW WINDSOR,  
COUNTY OF ORANGE, STATE OF NEW YORK

SCALE: 1" = 40 FEET  
DATE: JANUARY 20, 2004

TAX MAP DESIGNATION: SECTION 9, BLOCK 1, LOT 25.4  
DEED REFERENCE: LIBER 11035 PAGE 1649  
TOTAL AREA: 102,682 Sq. Ft. or 2.3572 Acres

### PLANNING BOARD APPROVAL BLOCK:



PREPARED BY:  
**MARGARET M. HILLRIEGEL**  
LICENSED  
LAND SURVEYOR  
372 OREGON TRAIL  
PINE BUSH, NEW YORK 12566  
PHONE #: (845) 744-2072

NO.	DATE	DESCRIPTION	BY
5	6/14/04	AS PER TOWN ENGINEER COMMENTS	MH
4	4/26/04	REAR GATE DIM., WIDTH ASTERISK	MH
3	3/2/04	PROP. GATE WIDTH, PARKING NOTED	MH
2	2/26/04	AS PER TOWN ENGINEER COMMENTS	MH
1	1/22/04	AS PER WORK SESSION COMMENTS	MH